

MELCOR Developments Ltd.
Design Review Form

Lot: _____ Block: _____ Phase: _____

Civic Address: _____

Builder: _____ Phone: _____

Refund To: _____

CC: _____ Deposit: _____

House Design/Model _____

Ground Floor Area _____ Total Area _____

MATERIALS:

Exterior Material/Colour _____ Roof Material/Colour _____

_____ Trim Material/Colour _____

Rock/Stone Colour _____

Chimney Material/Colour _____ Soffit Material/Colour _____

Garage Door Material/Colour _____ Driveway Material/Colour _____

A copy of the Registered Land Surveyor's Plot Plan must be attached.

The applicant acknowledges that the house plan approval is provided as a service and that the developer and its designated consultant assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from the use thereof.

The applicant further acknowledges that he will hold the developer & its designated consultant harmless from any action resulting from the use of this information.

Date _____ Signature of Applicant _____

CONDITIONS OF APPROVAL (Melcor use only)

- General: 1. The house and finished grade to be in accordance with plot plan and confirmed by a registered land surveyor's or engineer's grading certificate. The builder is responsible for proper drainage of lot based on subdivision design.
- Specific: 2. Landscape finishing and proposed fencing must be in accordance with lot design guidelines

Comments: _____

Approved by _____ this _____ day of _____

The most recent version of this document can be found at http://theideagroup.biz/melcor/melcor_design_review_form.pdf
This form can be submitted via e-mail to: ideagroup@theideagroup.biz or faxed to 381-7010

**MELCOR Developments Ltd.
Design Review Checklist**

***Exterior details and features that must be included on all homes:**

(✓)

Entrances - Details & Features:	
* Entrances are to be clearly visible from the street.	
* House numbers must be clearly visible from the street	
Exterior Walls – Details & Features:	
* Vary textures, materials & colours.	
* The entire home cannot be only one main material	
* Wrap finishes discontinued on another side, a min of 24” around corners	
Roofs – Details & Features:	
* Maximum roof pitch 12/12, Minimum roof pitch 3/12	
* Minimum overhang 8”, Minimum overhang 16”	
Windows – Details & Features:	
* Window proportions & arrangements consistent with Craftsman window styles.	
Garages – Details & Features:	
* Garage located on correct side of lot.	
* Attached two car garages minimum	
* Front drive garages	
* Side drive garages preferred on larger & on corner lots	
* Min. 1’ wall on each side of 16’ large Single Door or each side of each Single Overhead Door	
* Offset pair of single doors back a min. of 24”	
* Linear or arched trim or bump outs over & around overhead doors	
Exterior Wall & Trim Finishes:	
* The entire home cannot be of only one main material or finish or of only one texture	
* Min. 4½” to max 10” profile vinyl, wood or hardboard flat or embossed horizontal siding	
* No vertical or diagonal siding	
* Stucco to be standard or acrylic, smooth troweled or lightly textured	
* Cultured stone or natural rock – minimum of 70 Sq. Ft. required on front elevations to be complimentary to colours here listed.	
* No brick, except for chimneys	
* Min 4” Trim, with contrasting or complimentary colours, in wood batten boards, stucco bump outs, Smartboard, or Non-glossy metal trims in accepted colours & materials	
* Paint and stain colours and pre-finished finishes applies to accepted materials	
Roof Finishes:	
* Minimum Fascia 6”	
* All gutters & down spouts to match either the fascia or the trim colour	
* Dark tone asphalt architectural & higher quality shingles	
* Flat tiles with the look and colour of slate	
* No shakes or wood shingles to roofs	
Three Additional Exterior Design Features:	
1.	
2.	
3.	

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